

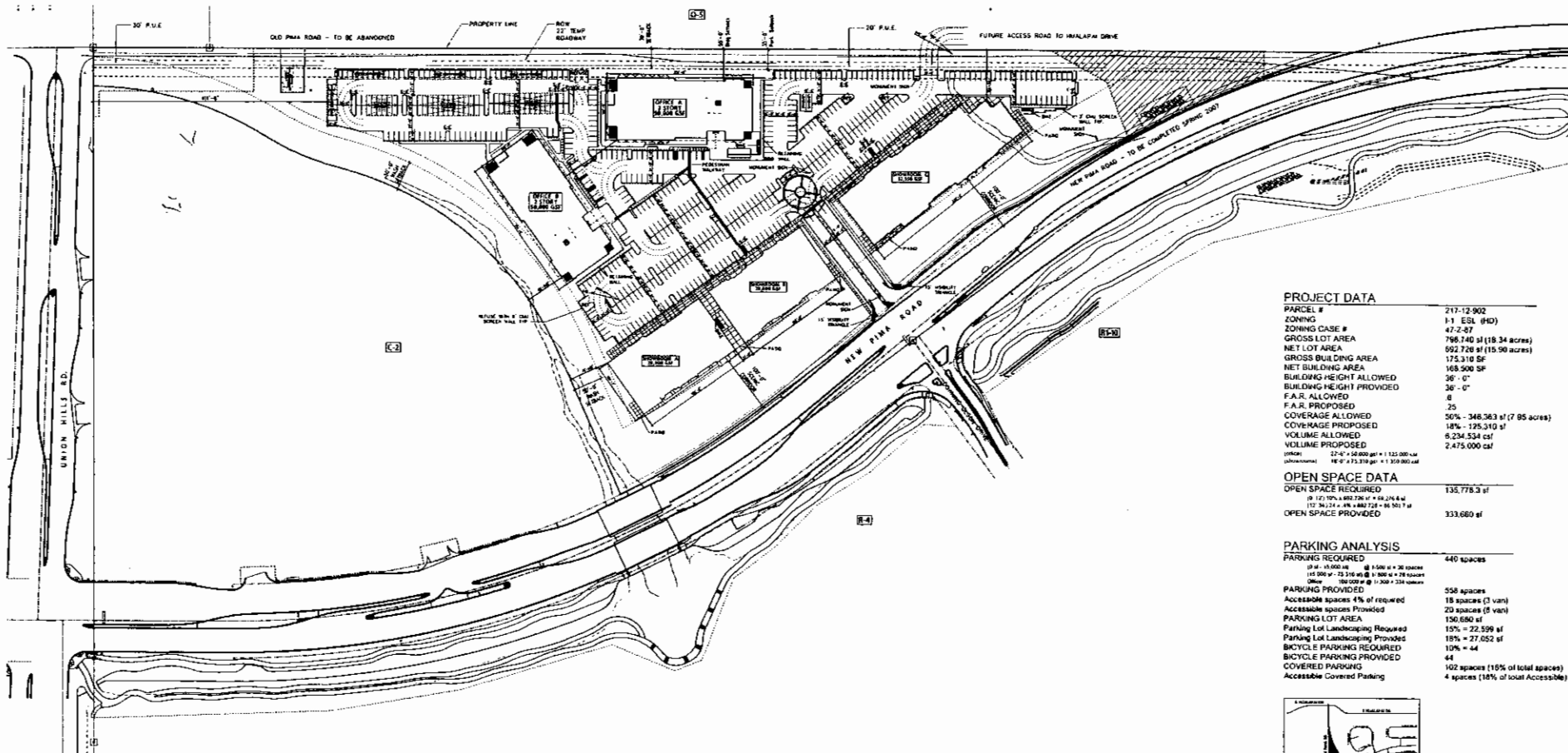
Project Narrative – Pima Showroom and Office
July 18, 2006

The Pima Showroom and Office development is proposed to be a combination of one-story showrooms and two-story commercial office buildings totaling nearly 175,310 gsf. The site is approximately 15.9 acres net and located west of the intersection at the new Pima road and Downing Olson Drive. Access to the site will be at Downing Olson Road and New Pima Road intersection as well as a new access road which will connect to Hualapai Drive .

The Showroom component will be divided into three, one-story buildings along Pima road and equal roughly 75,310 gsf. The massing of the showroom buildings will step both in plan and elevation to help reduce the overall scale of the buildings. The combination of masonry, steel, metal panels and stucco will give the development a diverse but cohesive appearance. All four sides of each building will be treated as a “front” façade since the buildings will be seen from many different angles. Canopies and recessed openings have been incorporated into the design to provide solar protection for the showrooms and the pedestrian access points.

The office portion of the development will be comprised of two, two-story buildings along the western and southern edges of the site. The main entry to each building is deeply recessed and protected from the sun and weather by a large masonry overhang. The remainder of the glazing will incorporate steel awnings or deep mullions to provide shade and depth to all four facades. Second floor balconies are located at each corner of the buildings to take advantage of views in every direction.

Parking will be internal to the site and screened from Pima Road by the showroom buildings. Desert landscaping will be provided around the perimeter of the site as well as at required parking islands. Additional landscaping will be located at the building entrances to create a transition area between the drive aisles, parking and the building.



PROJECT DATA

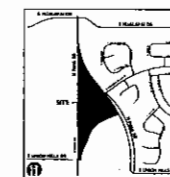
PARCEL #	217-12-902
ZONING	1-1 ESL (910)
ZONING CASE #	47-2-07
GROSS LOT AREA	798,740 sf (18.34 acres)
NET LOT AREA	592,726 sf (13.59 acres)
GROSS BUILDING AREA	175,310 SF
NET BUILDING AREA	168,900 SF
BUILDING HEIGHT ALLOWED	36' - 0"
BUILDING HEIGHT PROVIDED	36' - 0"
F.A.R. ALLOWED	8
F.A.R. PROPOSED	25
COVERAGE ALLOWED	50% - 348,363 sf (7.95 acres)
COVERAGE PROPOSED	18% - 125,310 sf
VOLUME ALLOWED	6,234,534 cu ft
VOLUME PROPOSED	2,475,000 cu ft
OFFICE	22'-0" x 24,000 sq ft = 1,120,000 sq ft
RETAIL	68'-0" x 73,370 sq ft = 1,300,000 sq ft

OPEN SPACE DATA

OPEN SPACE REQUIRED	135,778.3 sf
OPEN SPACE PROVIDED	333,660 sf

PARKING ANALYSIS

PARKING REQUIRED	440 spaces
Office	100 spaces @ 11,300 sq ft = 1,130,000 sq ft
Office	100 spaces @ 11,300 sq ft = 1,130,000 sq ft
PARKING PROVIDED	558 spaces
Accessable spaces 4% of required	18 spaces (3 van)
Accessable spaces Provided	23 spaces (5 van)
PARKING LOT AREA	150,680 sf
Parking Lot Landscaping Required	15% = 22,599 sf
Parking Lot Landscaping Provided	18% = 27,052 sf
BICYCLE PARKING REQUIRED	10% = 44
BICYCLE PARKING PROVIDED	44
COVERED PARKING	102 spaces (15% of total spaces)
Accessable Covered Parking	4 spaces (18% of total Accessable)



VICINITY MAP

SITE PLAN

LGE- Pima Showroom & Office
Scottsdale, Arizona



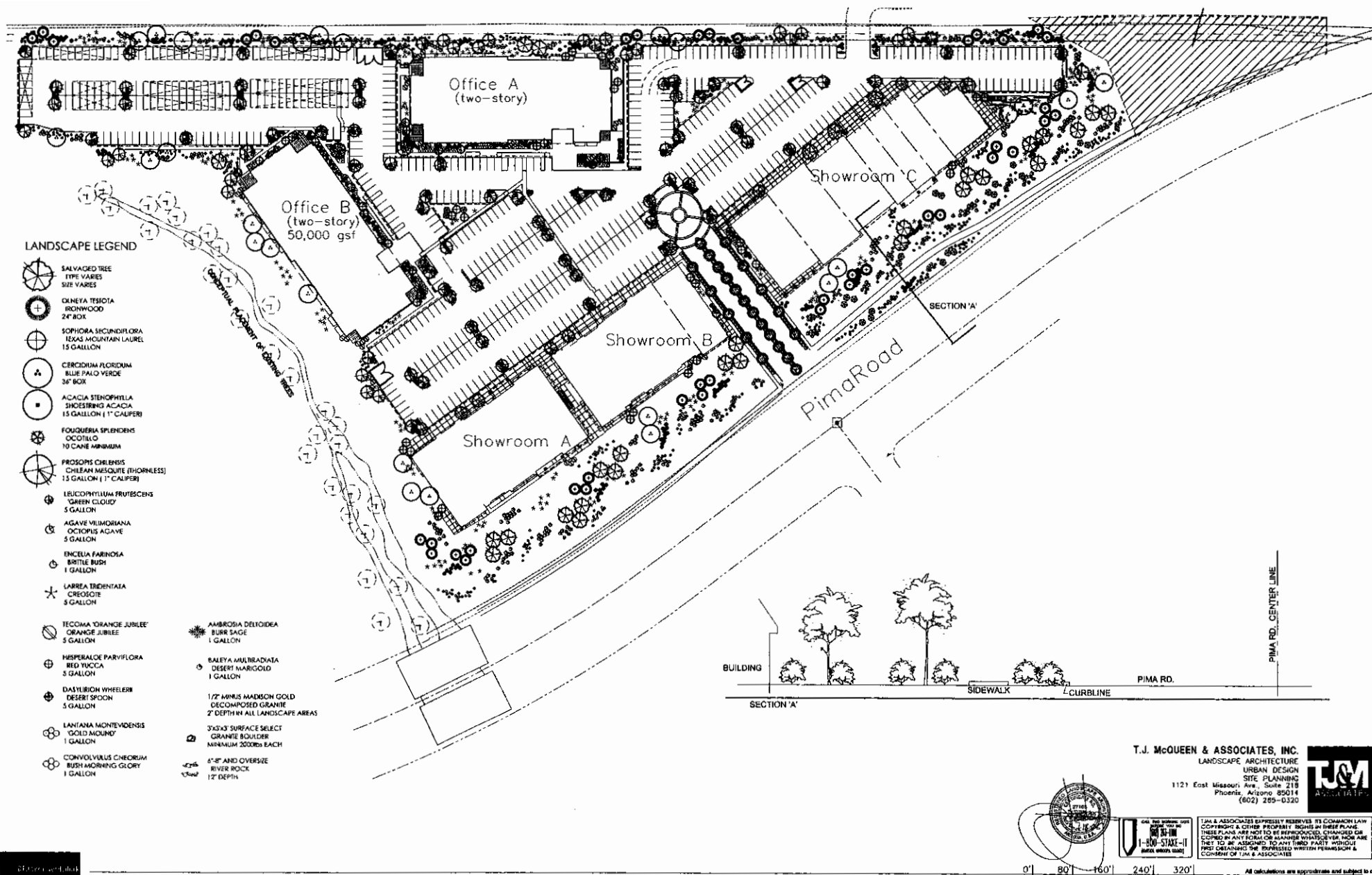
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7-19-06

06/02
17.XX.06

D/D Conroy/Hedrick

ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
GRAPHIC DESIGN

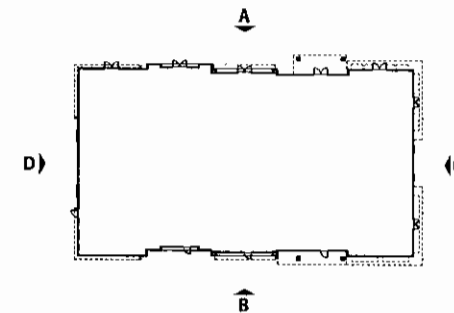
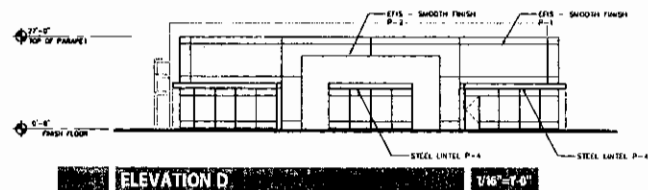
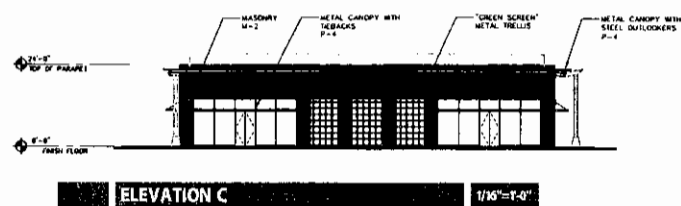
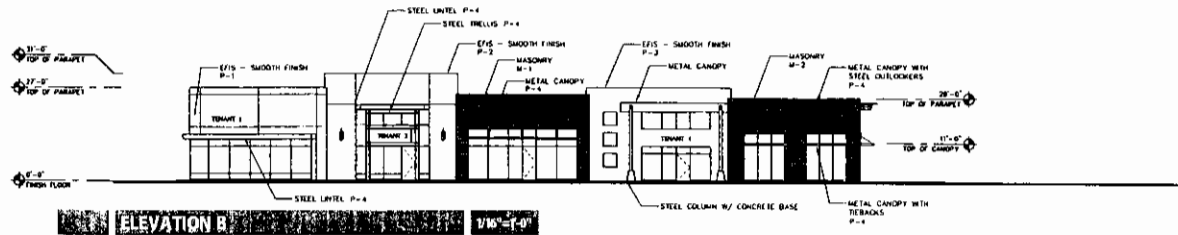
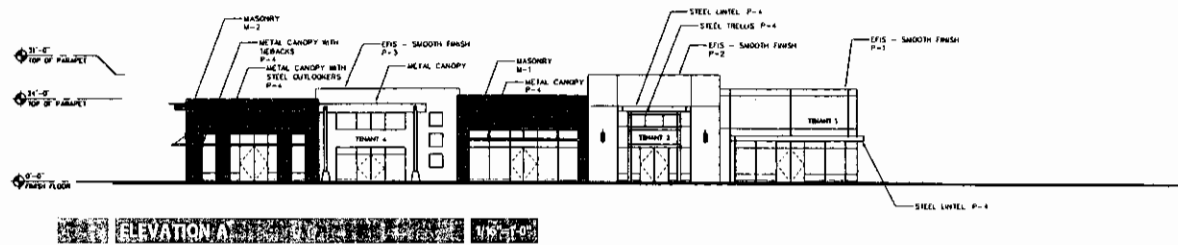
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Architecture
Interior Architecture
Space Planning
Landscape Management
Land Planning
Landscape Architecture
Graphic Design

Pima Showroom and Office
Scottsdale, Arizona
67-DR-2006
7-19-06

LANDSCAPE PLAN
0' 15' 30' 60'



FLOORPLAN SHOWROOM A 1/32"=1'-0"

NOTE:
ALL GLASS TO BE GL-1
ALL MATERIALS TO BE M1 -1

BUILDING ELEVATIONS
SHOWROOM A

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Scottsdale, Arizona

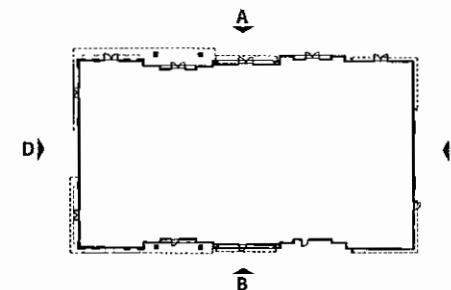
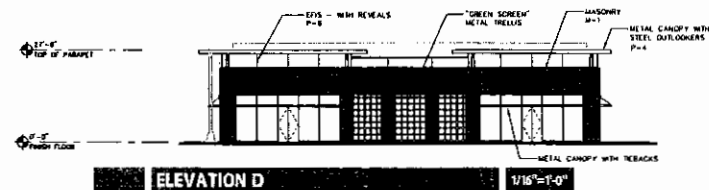
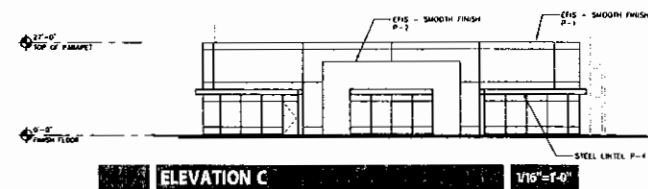
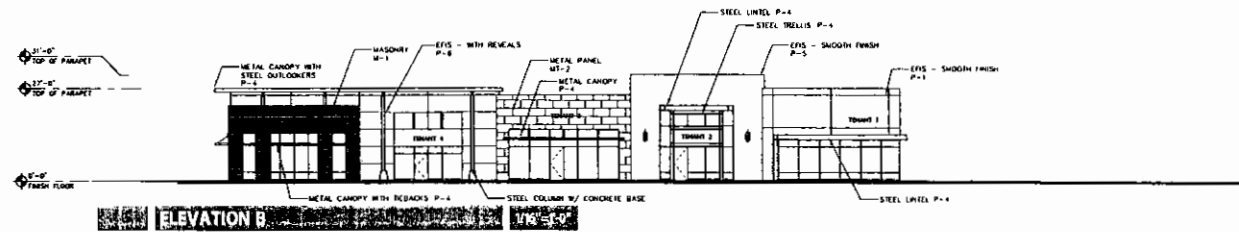
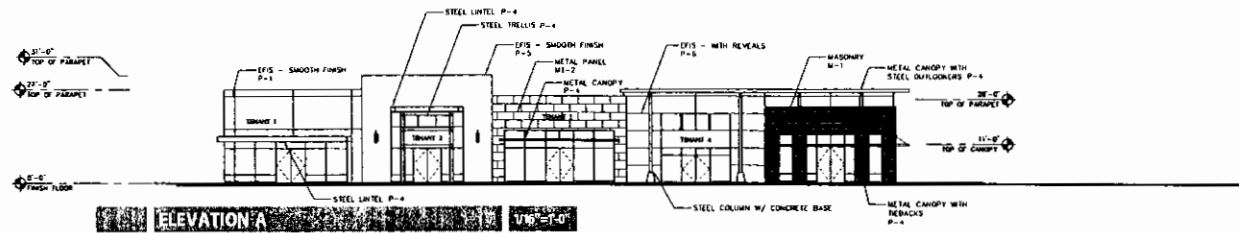


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BTD CorrogerHedrick

ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
FURNITURE MANAGEMENT
PAINT PROGRAM
LANDSCAPE ARCHITECTURE
GRAPHIC DESIGN

ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE



FLOORPLAN SHOWROOM B 1/32"=1'-0"



**BUILDING ELEVATIONS
SHOWROOM B**

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Scottsdale, Arizona

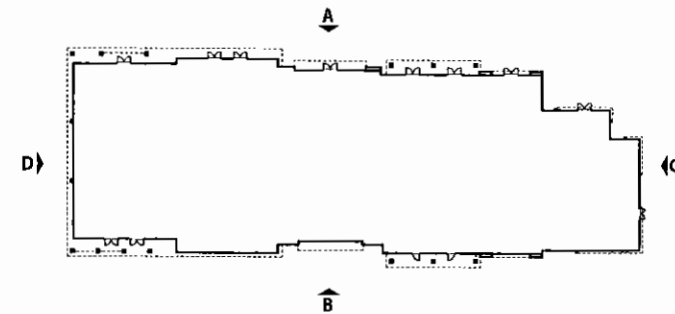
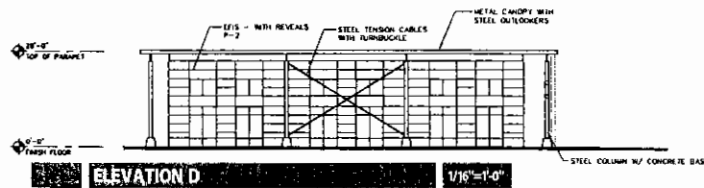
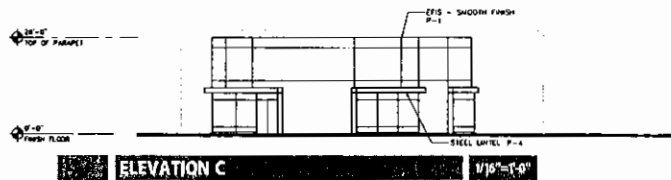
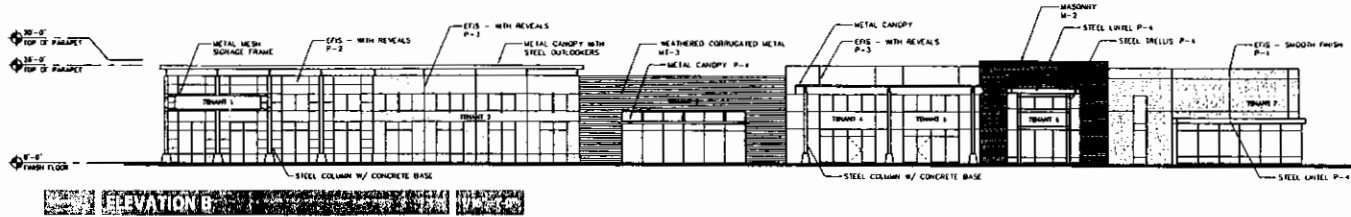
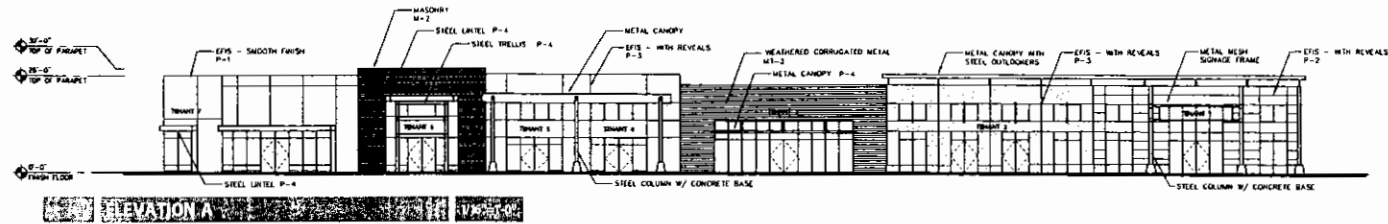


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DED CamrynMednick

Architecture
Interior Architecture
Space Planning
Exhibition Management
Event Planning
Knowledge Architecture
Graphic Design

all conditions are approximate and subject to change.



FLOORPLAN SHOWROOM C 1/32"=1'-0"



BUILDING ELEVATIONS
SHOWROOM C

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Scottsdale, Arizona

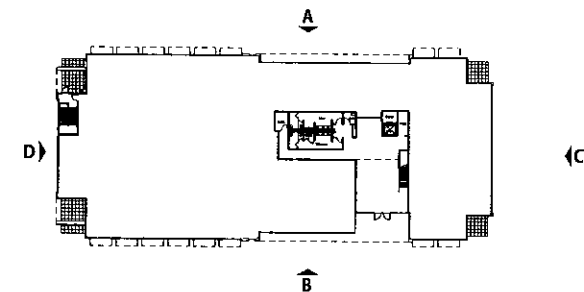
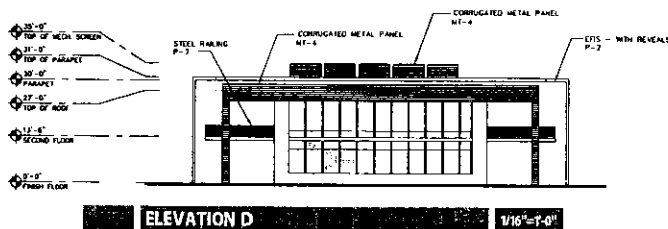
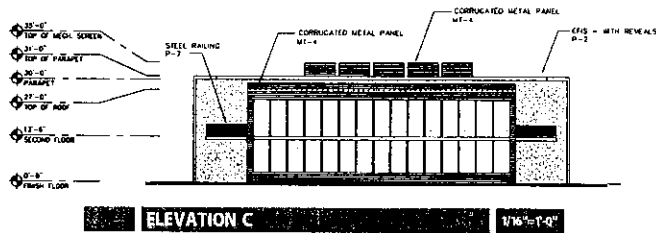
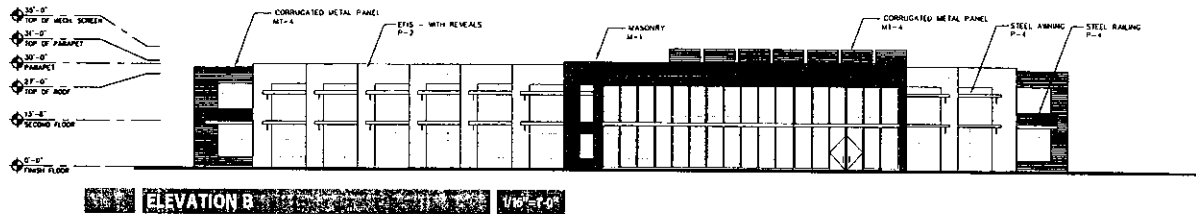
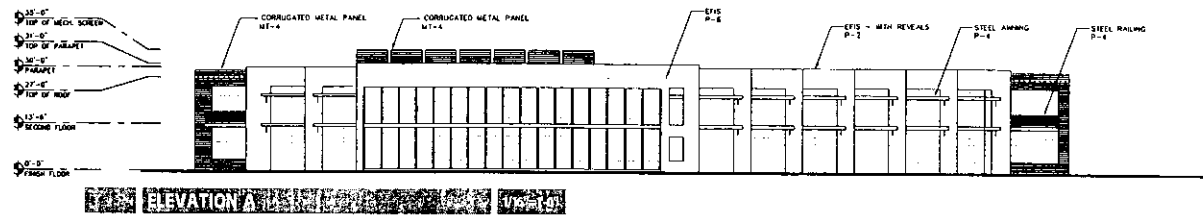
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OFD CorroyerHedrick

architect
interior architecture
site planning
facilities management
space planning
landscape architecture
graphic design

All dimensions are approximate and subject to change.



DFD Group/Rednick

ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
EXTERIOR MANAGEMENT
LANDSCAPE ARCHITECTURE
GRAPHIC DESIGN

LGE - Pima Showroom & Office
Scottsdale, Arizona

0662
17.XX.06

BUILDING ELEVATIONS
OFFICE BUILDINGS



67-DR-2006
7-19-06

0' 15' 32' 45' 64'

All dimensions are approximate and subject to change.